

Sub-Committee on Mentally Ill
Residents in Adult Care Homes

November 14, 2006

Housing needs of persons with disabilities
and the elderly are best met with a range
of residential options.

Recommendation #3

RFP being issued to conduct a study to inform
the development of a continuum of residential
services to meet the varied needs of persons
with mental illnesses.

Study will quantify the need, in terms of projected
numbers to be served and the types and designs of
alternative residential and treatment settings.

MI in LTC Study, in Response to House Bill 1414 Section 10.2 (a) and (b)
December 2005

Supported Housing

Housing model that enables persons with disabilities to successfully select, acquire and maintain decent, safe and affordable housing linked to a variety of individualized, flexible support services.

Olmstead Decision

- “Olmstead vs. LC”
US Supreme Court 1999
- “unjustified isolation” is a violation of the individual’s rights under the Americans with Disabilities Act

Olmstead Decision

Unjustified isolation:

- “... perpetuates unwarranted assumptions that persons so isolated are incapable or unworthy of participating in community life.”
- “severely diminishes the everyday life activities of individuals, including family relations, social contacts, work options, economic independence, educational advancement, and cultural enrichment.”

Mental Health: A Report of the Surgeon General

The housing preferences of people with schizophrenia and other serious mental disorders are clear: these individuals strongly desire their own decent living quarters where they have control over who lives with them and how decisions are made.

(Owen et al., 1996; Schutt & Goldfinger, 1996; Sohng, 1996)

Mental Health: A Report of the Surgeon General

When deinstitutionalization led to the need for more community housing, the residential programs that were developed replicated institutional programs.

Although residential programs varied in the degree of oversight and services, they generally proved to be ineffective in meeting consumers' needs. (Carling, 1989).

Mental Health: A Report of the Surgeon General

Supported housing focuses on consumers having a permanent home that is integrated socially, is self-chosen, and encourages empowerment and skills development.

Mental Health: A Report of the Surgeon General

- Consumers experienced better mental health and more self-determination when they lived in adequate housing (Nelson et al., 1998).
- One study found that personal empowerment and functioning were enhanced, and hospitalization reduced, after 5 months in a supported housing program (McCarthy & Nelson, 1991).

Mental Health: A Report of the Surgeon General

- Also, resident control over decisions was directly related to satisfaction and empowerment (Seilheimer & Doyal, 1996).
- Similarly, another study found that having greater choice in housing was associated with greater happiness and life satisfaction (Srebnik et al., 1995).

Mental Health: A Report of the Surgeon General

Despite these findings, serious housing problems persist for people with schizophrenia and other mental disorders.

Most such individuals are poor and thereby face very limited housing options.

Persons living on SSI cannot afford housing unless there is a way to make up the difference between what they can afford to pay and what it costs to operate the housing.

“One of the major barriers to successfully maintaining frail older adults in home and community settings is the lack of affordable housing, especially those living at or below the poverty level.”

North Carolina Institute of Medicine, LTC Plan for NC, 2001

- Overcare: premature entrance into a facility, skilled nursing or adult care, creates dependency, separates people from natural supports.
- Under care: staying in the community without adequate assistance may compromise health and safety.

Income and Housing Cost

Percentage of SSI income needed to rent
a modest one bedroom apartment (2004)

- North Carolina average - 97 %
- Wake County - 124%
- Fayetteville - 84%
- NC non metro areas- 76%

State and County Special Assistance

\$1118 Maximum Rate
+ \$46 Personal Needs Allowance

\$1,174 Maintenance Amount
- \$583 (\$603 less \$20 disregard)

\$591 SA payment

Federal Rental Assistance

Renting a one bedroom apartment:

\$550 rent plus utilities
- \$181 tenant share 30% of SSI

\$369 per month subsidy

Section 8 used in modest private market
housing

Key Program

\$354 one bedroom operating standard
- \$150 tenant share 25% of SSI
 (rent only tenant pays utilities)

\$204 Key subsidy

Used in Housing Credit properties where rents are already below market but NOT affordable to extremely low income households

Housing is Health Care

Supporting the preference of older adults and persons with disabilities to retain their independence, remain a part of their communities and minimize the need for more expensive facility based solutions.
